

August 18, 1985.

To Whom It May Concern:

In November 1983, I did a survey of the property of William L. Shannahan in Rock Hall. The Shannahan deed description left something to be desired, and I relied heavily upon more recent surveys of adjacent properties. One of the Shannahan lines was a common line with Thomas M. Elbourn, and I used the Elbourn description (EHP 121/248) and controls found along the Rock Hall-Gratitude Road to establish it. I was unable to set a pipe at the southeast corner of Elbourn because it hit in a large woodpile.

Recently, Ronald Schrader, a good friend and competent surveyor, contacted me about a discrepancy between my survey and one that he had done on the Elbourn lot. I gathered from our conversation that he had gone beyond the survey that was the basis of the Elbourn description to establish the lines of that lot, and that his survey had not been recorded. If his survey had been recorded or if I had been aware of it, I would have observed his lines.

This is an unfortunate situation. Surveyors do not record their surveys; it is up to the client to do so. Most surveys are recorded since they are generally done in connection with a sale, but those that are not are quite often lost. Unless there is a plat on record or there are recognizable markers in evidence, the next man is unaware of previous surveys.

Sincerely yours,

DESCRIPTIONS OF TWO PARCELS OF THE WILLIAM L. SHANNAHAN
LANDS, ROCK HALL, FIFTH DISTRICT, KENT COUNTY, MD.

PARCEL 1

Beginning for the same at a concrete monument on the north side of Chester Avenue (50' wide), said point being the southeast corner of the herein described lands and the southwest corner of the lands of Mildred J. Parsons; and running, thence, by and with the north side of said road N 71 26 20 W - 114.80' to an iron pipe and Parcel 2 of this description; thence, by and with said Parcel 2 N 18 33 40 E - 68.39' to an iron pipe and the lands of George M. Washington; thence, by and with said Washington lands S 72 27 30 E - 45.00' to a concrete monument and the lands of Albert F. Parsons; thence, by and with said Albert Parsons lands S 72 27 30 E - 69.61' to a concrete monument and the lands of Mildred J. Parsons; thence, by and with said Mildred Parsons lands S 18 23 20 W - 70.44' to the place of beginning. Containing in all 0.183 acres of land, more or less

PARCEL 2

Beginning for the same at an iron pipe on the north side of Chester Avenue (50' wide), said point being the southwest corner of the herein described lands and the southeast corner of the lands of Mary S. Reed; and running, thence, by and with said Reed lands N 30 07 50 E - 148.97' to an iron pipe and the lands of Thomas M. Elbourn; thence, by and with said Elbourn lands S 71 45 40 E - 50.00' to the lands of George M. Washington; thence, by and with said Washington lands S 29 39 20 W - 79.76' to a large stone and S 72 27 30 E - 25.00' to another pipe on another Parcel 1 of this description; thence, by and with said Parcel 1 S 18 33 40 W - 68.39' to an iron pipe on the north side of Chester Avenue; thence, by and with the north side of said street N 71 26 20 W - 89.53' to the place of beginning. Containing in all 0.219 acres of land, more or less.

December 2, 1983.

William R. Nuttle.

Nov. 28

Larry Cox

210020 Rock Hall Ave.

wants cors. marked - wants to
be there

410-639-2205

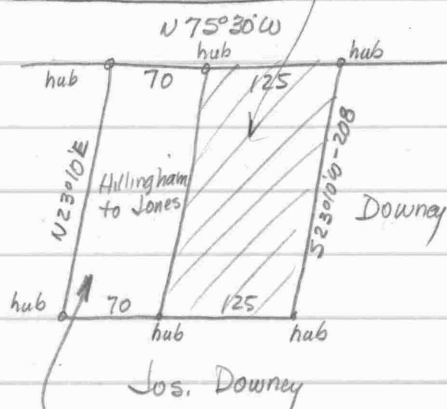
RAS 39/507



Parsons WHG 77/594

Lots 5, 6, part of 7, part of 2, part of 3 RRA 5/83

Parsons EHP 25/110



Washington WHG 46/40 - gives ± distances along side lines

Reed WHG 13/341 - Lot 5 in RAS 39/507

Elbourn - EHP 121/248

Begin gran. stone marked "M" on division line with Jones

525°15'W - 29.00' from E Rock Hall Ave

w/ Jones 525°15'W - 126.30 to NE cor. Lot 6

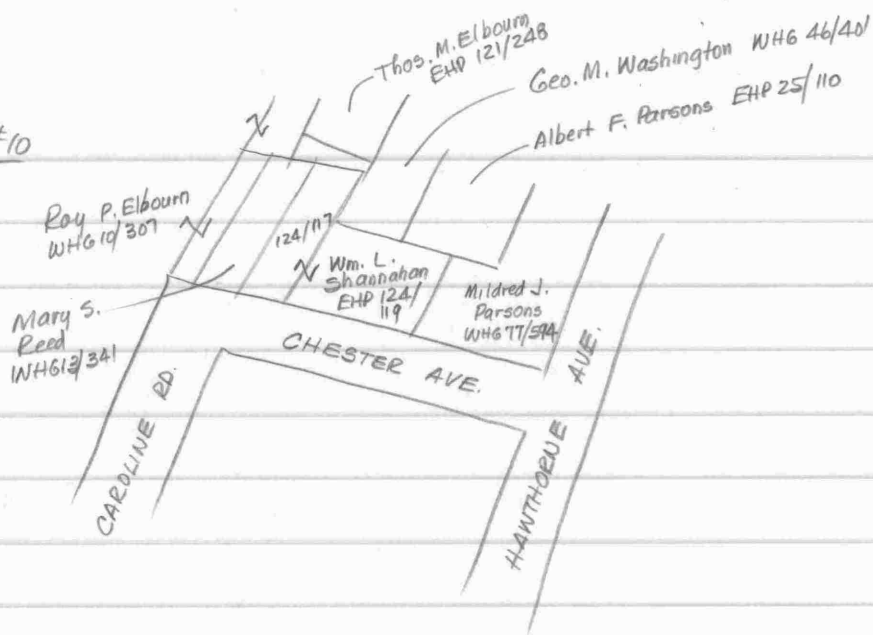
w/ Lots 6 & part of 5 N 76°10'W - 75'

w/ new line N 13°41'E - 122.30 to S side Rock Hall Ave.

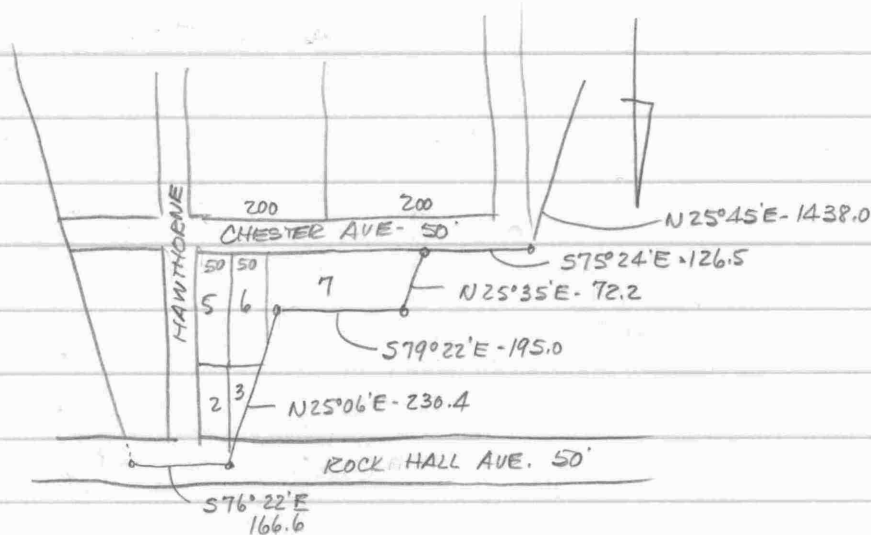
w/ S 576°30'E - 100.00 to begin

20' strip centered on West line for R/W

ROCK HALL #10



"Rock Hall Tenure" - REAS/83



EHP 124/119 - Begin NE side Chester at 126.5' mark

Part of Lot 7
 of Chester Ave 155'
 it is parallel to Hawthorne 70'± to T.M. Jones
 of Jones 149'± to Smith
 of S 72'± to begin

EHP 124/117

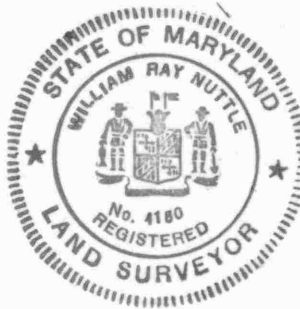
Lot on N side Chester - Lot 6 in plat RAS 39/507

50X140

MAP 500



338 - Larry Cox - 21003 Rock Hall Ave.	MLM 180/489
340 Geo. Washington	WHG 56/401
441 Nancy Orr	MLM 170/399
442 Mary J. Reed.	WHG 13/341
337 Roy Elbourn	WHG 10/307



MARY S. REED

THOS. M. ELBOURN

This is to certify that the
improvements indicated hereon
are located as shown.

William R. Nuttle
May 4, 1990.

GEO. M. WASHINGTON

ALBERT F. PARSONS

MAG. NORTH
1983

APPROVED BY:

Rock Hall Planning &
Zoning Commission

Rock Hall Town
Engineer

Rock Hall Sediment
Control Officer

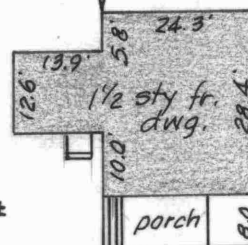
Kent County Health
Department.

Kent Soil Conservation District

U.S. Soil Conservation Service

PARCEL 2
0.219 Acres±

PARCEL 1
0.183 Acres±



MILDRED J.
PARSONS

SURVEY AND DIVISION OF THE
WILLIAM L. SHANNAHAN LANDS

Rock Hall, Kent County, Md.

Scale 1"=30' Nov. 1983.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

CHESTER AVENUE

Note: FIRM map 240048 0001B shows
this lot to be in Zone 10 (Elev. 8').

C.M. = concrete monument
I.P. = iron pipe

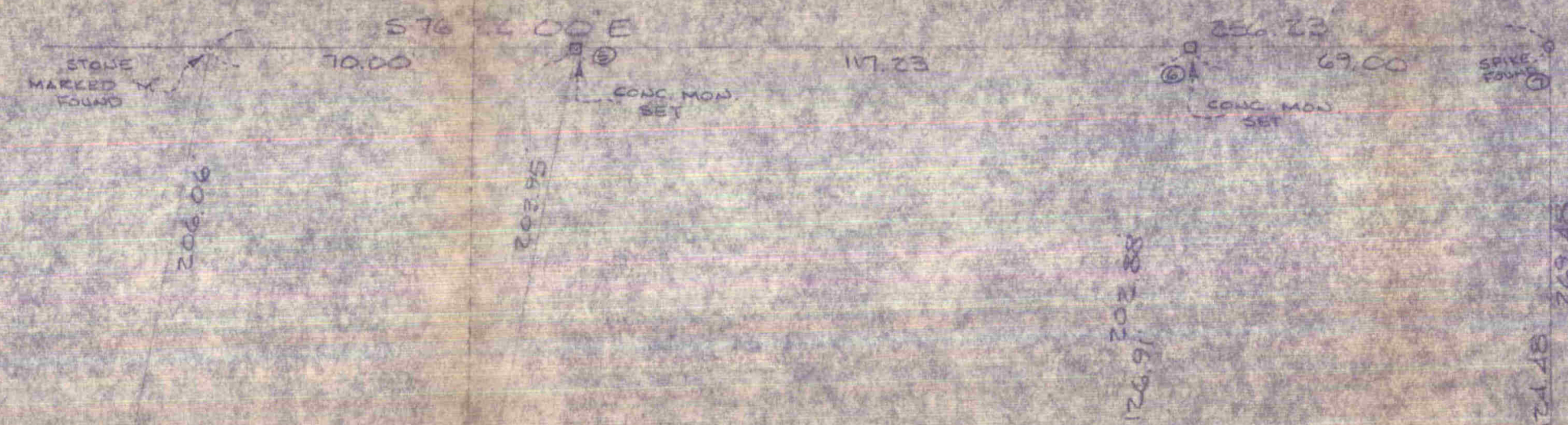
AL PARSONS

1" = 30'

1/70

JW

ROCK HALL AVENUE



AREA = 0.536 ± ACRES

AVENUE

HAWTHORNE

CHESTER AVENUE